

TOWER PRESERVE

MICHAEL HARRIS HOMES

Rockville Pedestrian Advocacy Committee

Briefing on Project Plan Amendment

June 8, 2023

CHESTNUT LODGE

32 Single Family Homes, Rockville, MD



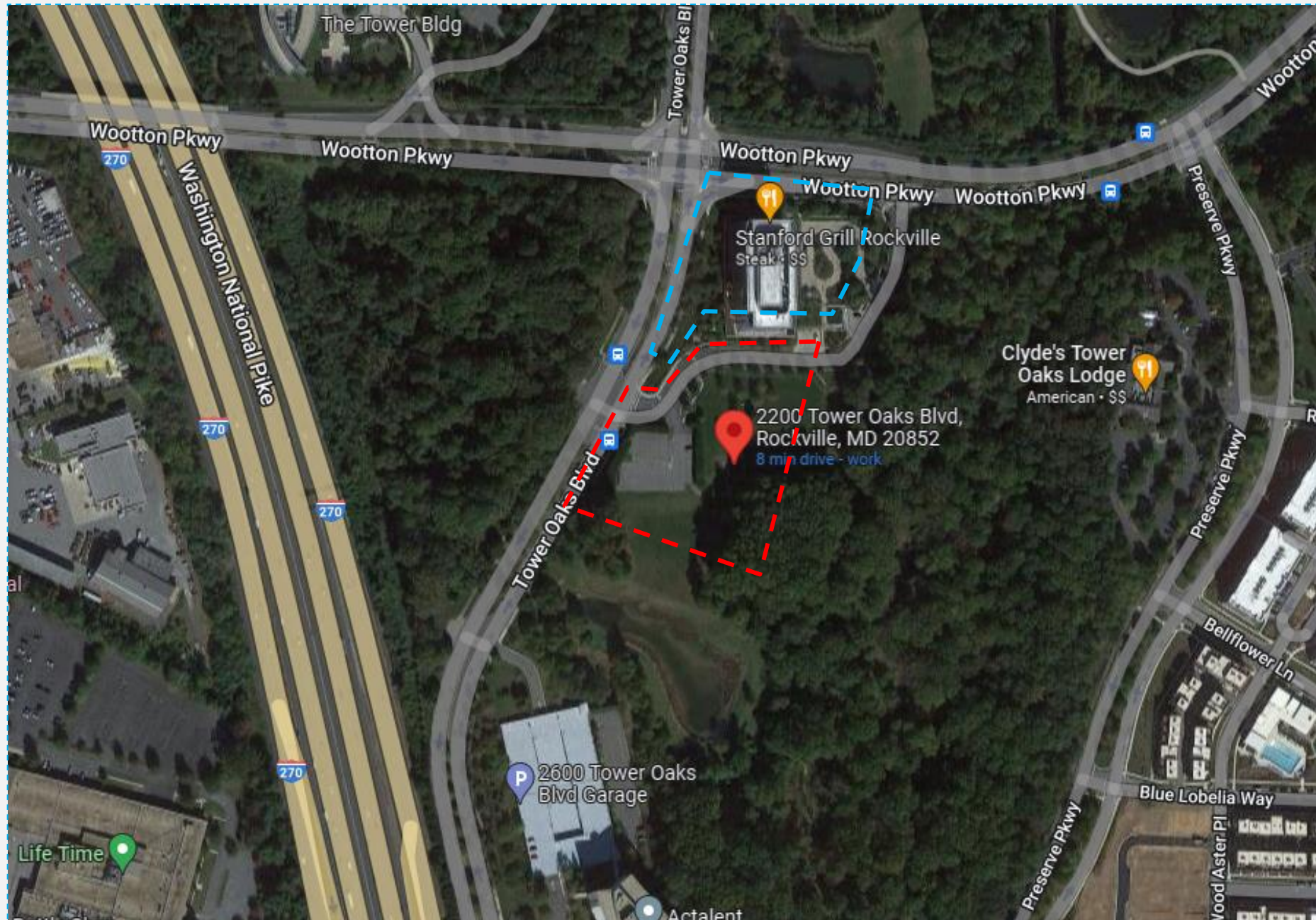
MICHAEL HARRIS HOMES

SYMPHONY PARK AT STRATHMORE

112 Brownstones, North Bethesda, MD



SITE AERIAL



SITE PLAN

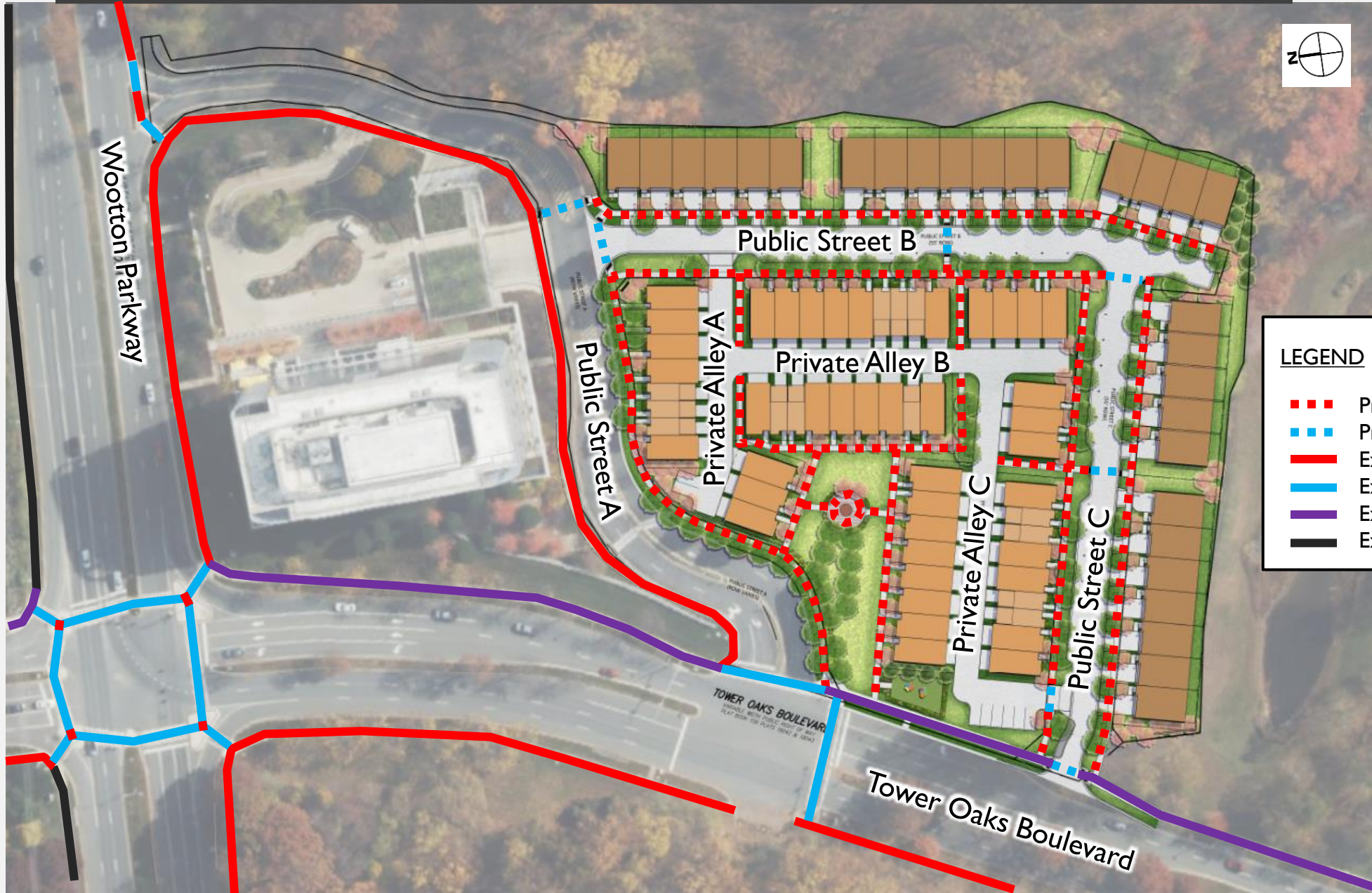


COMMUNITY SQUARE



NOTE: THIS PLAN IS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

EXISTING WALKWAYS AND PROPOSED PEDESTRIAN PLAN



EXISTING RETAINING WALL



TRAFFIC

- **Traffic:** There is an existing traffic APF determination in place for the approved hotel and fitness center. The project will generate far fewer trips than the hotel / fitness center approved for the Property.
 - AM peak hour will be reduced from 241 trips to 39 (a reduction of 202 trips compared to the hotel/fitness center) *
 - PM peak hour will be reduced from 434 trips to 48 (a reduction of 405 trips compared to the hotel/fitness center) *

* based on 85 units

SCHEDULE

- | | |
|---|----------------|
| • Bicycle Advisory Committee | June 7, 2023 |
| • Pedestrian Advocacy Committee | June 8, 2023 |
| • Planning Commission Meeting | July 2023 |
| • Mayor and Council Public Hearing | September 2023 |
| • Mayor and Council Discussion | October 2023 |
| • Mayor and Council Decision | October 2023 |
| • Level 2 Site Plan Planning Commission Hearing | June 2024 |
| • Record Plat | December 2024 |

QUESTIONS AND COMMENTS

APPENDIX

REAR LOAD TOWNHOMES



FRONT LOAD TOWNHOMES

